

IN RE: PETITION FOR ZONING VARIANCE  
N/S Long Green Road, 2500' W  
of Crab Orchard Road  
(4306 Long Green Road)  
11th Election District  
6th Councilmanic District  
Allen D. Greif, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 89-310-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit an accessory structure (swimming pool) in front yard in lieu of the required rear yard in accordance with Petitioner's Exhibit 1.

The Petitioners, by Mort Spero for Maryland Pools, Inc., appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 4306 Long Green Road, is zoned R.C. 4 and is currently improved with a single family dwelling. Mr. Spero testified Petitioners are desirous of constructing a swimming pool on the subject property; however, due to the location of the septic system in the rear yard and the fact that the property is heavily wooded with an extreme slope on both sides, the only feasible location to construct the swimming pool is in the front yard, thereby necessitating the requested variance. Testimony indicated the proposed pool would not be visible from any main road or from the adjoining property.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety,

and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of February, 1989 that the Petition for Zoning Variance to permit an accessory structure (swimming pool) in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

-2-

#### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and map attached hereto, hereby petition for a Variance from the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, to the following effect: (Type or Print Name)

1) We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

- 2) Heavily wooded area on extreme slope would create extreme financial burden.
- 3) Only possible place to install pool is front yard. Exceptionally large piece of property, pool would not be visible from any main road or from neighbor's property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Allen D. Greif  
Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

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City and State

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#### ZONING DESCRIPTION

Beginning for the same at a point on the north side of Long Green Road, said point being 2500 feet more or less north westerly from the intersection of Crab Orchard Road thence running north 85 degrees, 18 minutes, 13 seconds west in the bed of said road as now surveyed 43.11 feet, thence for lines of division the four following courses as now surveyed, viz: First, north 48 degrees, 43 minutes, 17 seconds west passing over a pipe set near the north side of the road in all 506.46 feet. Second, north 26 degrees 39 minutes, 45 seconds east 494.23 feet. Third, south 50 degrees, 15 minutes, 50 seconds east 500.91 feet. Fourth, south 21 degrees, 46 minutes, 29 seconds west passing over a pipe near the north side of the road, in all, 494.41 feet to the place of beginning. Containing 5.861 acres of land, more or less. The improvements thereon being known as NO. 4306 LONG GREEN ROAD.

Being the same lot of ground described in a Deed dated the 9th day of May, 1986, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No 7160-folio 483, from James B. Kenney and Donald F. Mahaney, Jr., Trustee under Revocable Trust Agreement dated June 3, 1982, unto the above named Crantor.

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., January 17, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 17, 1989.

NORTHEAST TIMES  
THE JEFFERSONIAN,

Publisher

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, at 2:00 p.m. on Tuesday, February 7, 1989 at 2:00 p.m. Variance: to permit an accessory structure (swimming pool) in the front yard in lieu of the required rear yard. In the event that the Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. J. ROBERT HAINES, Zoning Commissioner of Baltimore County, 01/23/89 Jan 12

PO 09944  
reg M 25186  
case 89-310-4  
price \$74.86

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

Date: 1/30/89

Mc. & Mrs. Allen David Greif  
4306 Long Green Road  
Glen Arm, Maryland 21057

Re: Petition for Zoning Variance  
CASE NUMBER: 89-310-A  
N/S Long Green Road, 2500' W Crab Orchard Road  
4306 Long Green Road  
11th Election District - 6th Councilmanic  
Petitioner(s): Allen D. Greif, et ux  
HEARING SCHEDULED: TUESDAY, FEBRUARY 7, 1989 at 2:00 p.m.

Dear Mr. & Mrs. Greif:

Please be advised that \$59.86 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 065057

DATE: 1/30/89 ACCOUNT: 25186-000

RECEIVED FROM: AMOUNT: \$ 74.86

FOR: 100.00 - 25.186 = 74.814

VALIDATION OR SIGNATURE OF CASHIER

post set(s), there each set not

ines  
owner of

District: 11th  
Posted for: 11th  
Petitioner: Allen D. Greif, et ux  
Location of property: N/S Long Green Rd, 2500' W Crab Orchard Rd, 4306 Long Green Rd  
Location of Sign: Long Green Rd, across 20' from rear yard  
Remarks: See front of petition  
Posted by: J. Robert Haines  
Date of return: 1/30/89  
Number of Signs: 1

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

Date of Posting: 1/27/89

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

JAN 11 1989

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 89-310-A  
N/S Long Green Road, 2500' W Crab Orchard Road  
4306 Long Green Road  
11th Election District - 6th Councilmanic  
Petitioner(s): Allen D. Greif, et ux  
HEARING SCHEDULED: TUESDAY, FEBRUARY 7, 1989 at 2:00 p.m.

Variance to permit an accessory structure (swimming pool) in the front yard instead of the required rear yard.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County



89-310-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
30th day of November, 1988

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Petitioner Allen D. Greif, et ux Received by: James E. Dyer  
Petitioner's Attorney Chairman, Zoning Plans  
Advisory Committee

Baltimore County  
Fire Department  
Towson, Maryland 21204-2006  
494-4500

Paul H. Reincke  
Chief

December 29, 1988

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: Allen D. Greif, et ux

Location: NS LongGreen Road, 2,500' W. of Crab Orchard Road  
4306 Long Green Road  
Item No.: 201  
Zoning Agenda: Meeting of 11/29/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_  
EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* NOTED & APPROVED: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/s/



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 31, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

006

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Mort Spero  
Maryland Pools, Inc.  
5617 Balto National Pike  
Baltimore, MD 21228

RE: Item No. 201, Case No. 89-310-A  
Petitioner: Allen D. Greif, et ux  
Petition for Zoning Variance

Dear Mr. Spero:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing enclosed. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Mr. & Mrs. Allen D. Greif

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

January 17, 1989



Dennis F. Rasmussen  
County Executive

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 88, 186, 170, 193, 195, 197, 198, (201) and 203.

*Michael S. Plantgan*  
Michael S. Plantgan  
Traffic Engineer Associate II

MSF/lw

U.S. HEALTH, INC.

ALLEN D. GREIF  
Vice-President / General Counsel

February 7, 1989

RECEIVED  
FEB 8 1989  
ZONING OFFICE

Ms. Ann M. Nastarowicz  
Deputy Zoning Commissioner  
Baltimore County Zoning Office  
Baltimore County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: 4306 Long Green Road  
Swimming Pool variance 89-310-A

Dear Madam Deputy Commissioner:

This letter is to advise that as a result of a previously scheduled business matter, I was not able to attend the zoning hearing held before you on February 7, 1989, at 2:00 p.m.. This letter confirms my authorization to Mr. Morton Spero of Maryland Pools, Inc., (my contractor), to represent my interest at that hearing.

Thank you for your consideration.

Very truly yours,  
*Allen D. Greif*  
ALLEN D. GREIF

AC:mo

cc: Maryland Pools  
Morton Spero, President

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3553

J. Robert Haines  
Zoning Commissioner

February 9, 1989



Dennis F. Rasmussen  
County Executive

Mr. & Mrs. Allen David Greif  
4306 Long Green Road  
Glen Arm, Maryland 21057

RE: PETITION FOR ZONING VARIANCE  
N/S Long Green Road, 2500' W of Crab Orchard Road  
(4306 Long Green Road)  
11th Election District - 6th Councilmanic District  
Allen David Greif, et ux - Petitioners  
Case No. 89-310-A

Dear Mr. & Mrs. Greif:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

*Ann M. Nastarowicz*  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

cc: People's Counsel

file

Mr. Mort Spero  
Maryland Pools, Inc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

Date: January 31, 1989

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Zoning Petition Nos. 89-316-A (Teitelbaum); 89-320-A (McNaney);  
89-321-A (McNaney); 89-310-A (Greif); 89-313-A (Ellwood);  
89-315-A (DiPeppe)

The Office of Planning and Zoning has no comment on the above listed projects.

PK/ph

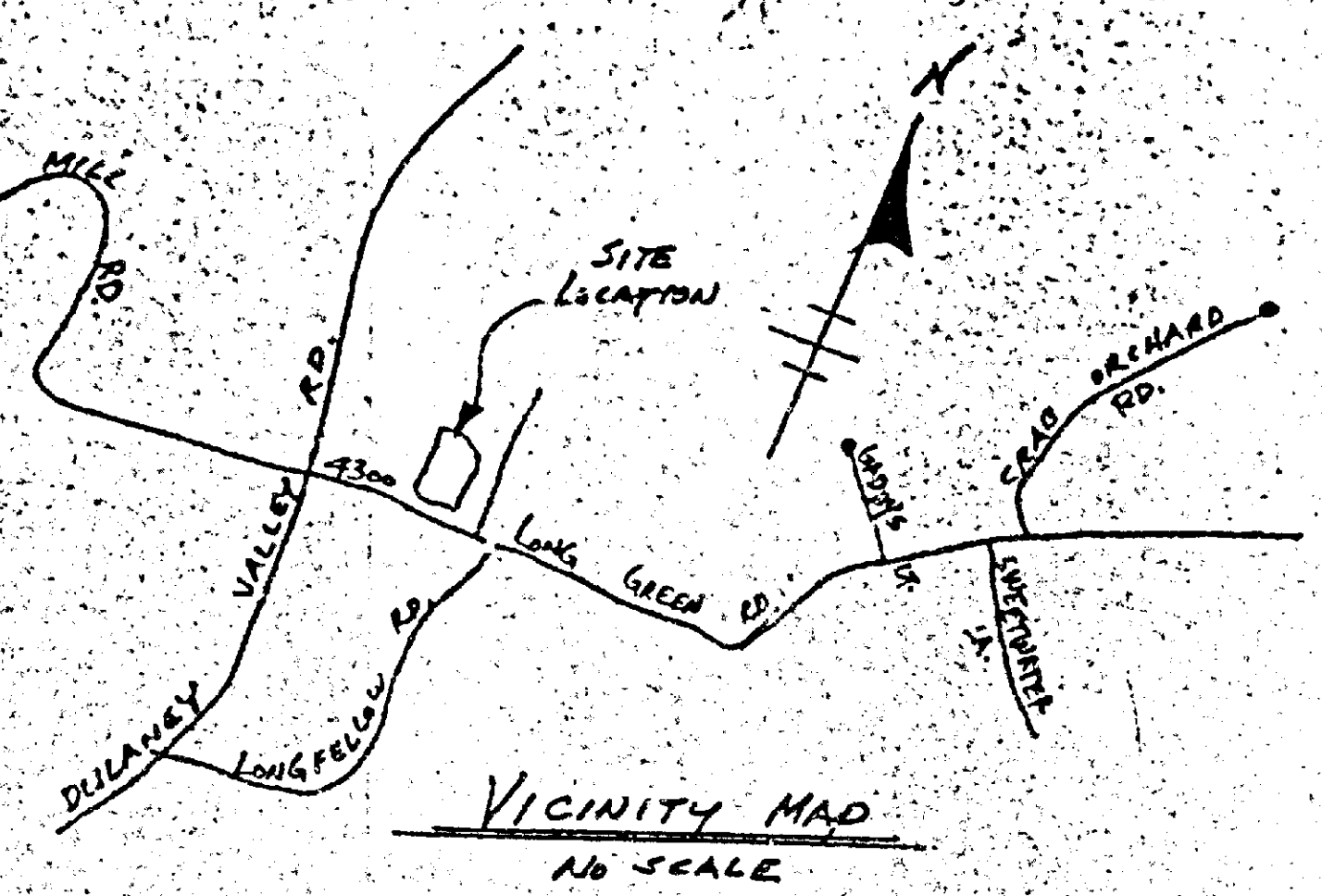
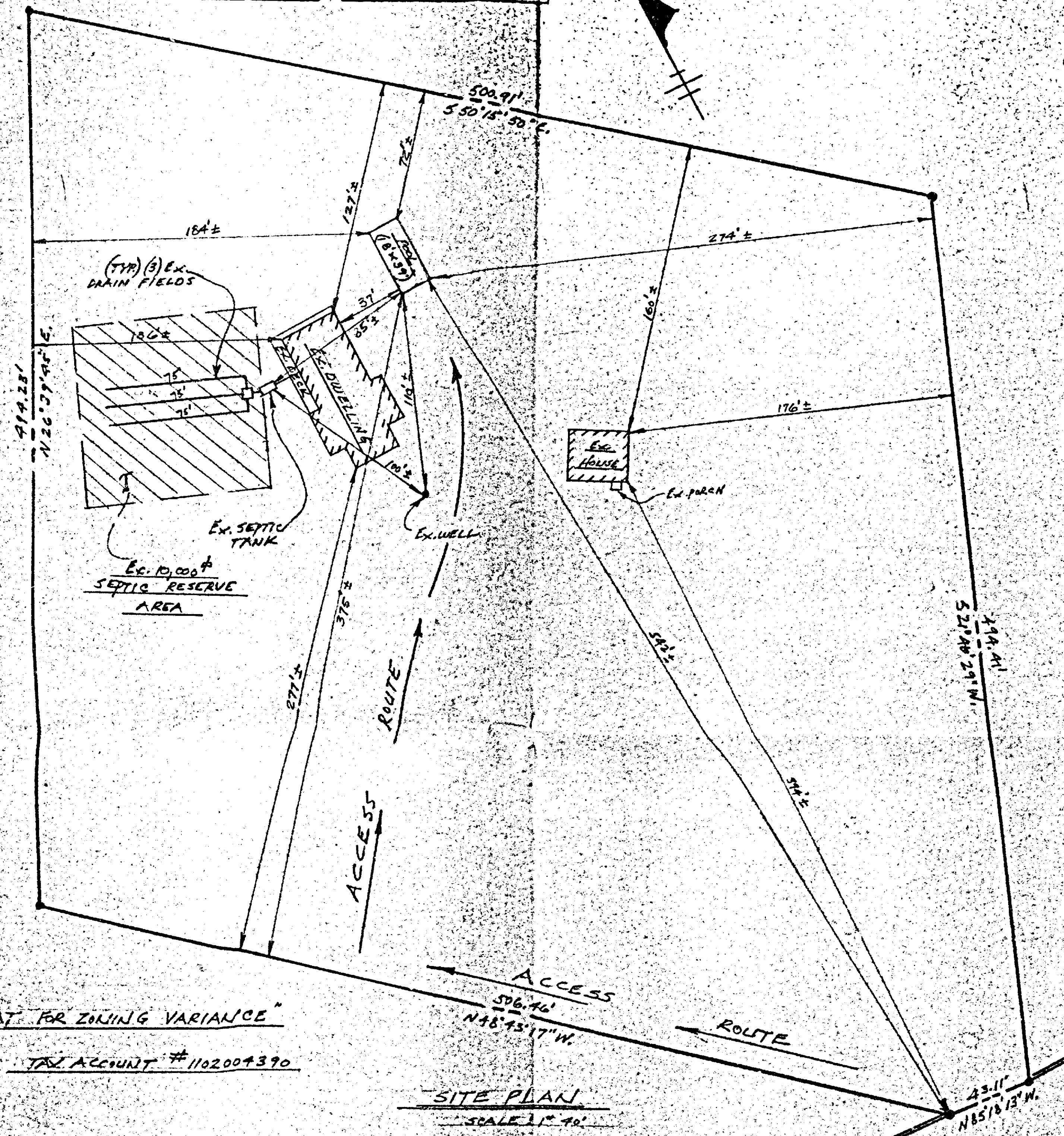
RECEIVED  
FEB 11 1989

ZONING OFFICE



PRIVATE WELL & SEPTIC

NOTE:  
AUTO. POOL COVER WILL BE  
INSTALLED IN LIEU OF REQ'D. FENCE



NE 17 D  
30R 4 D

"PLAN FOR ZONING VARIANCE"

TAX ACCOUNT #1102004390

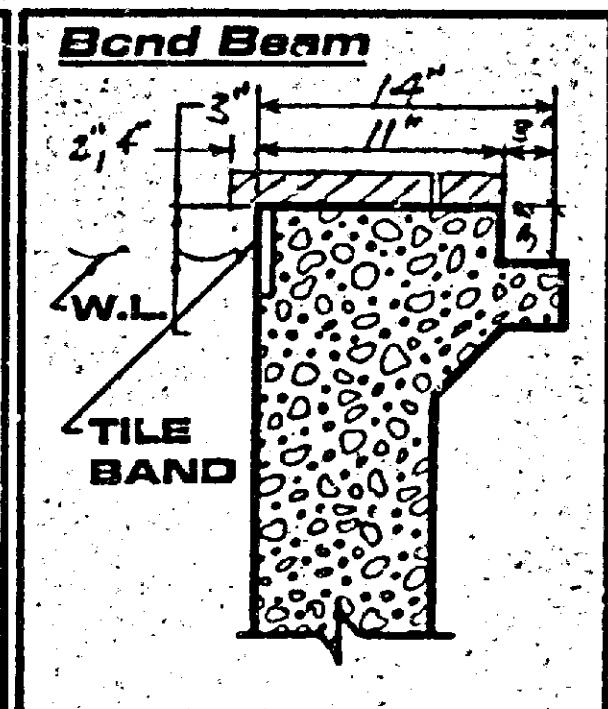
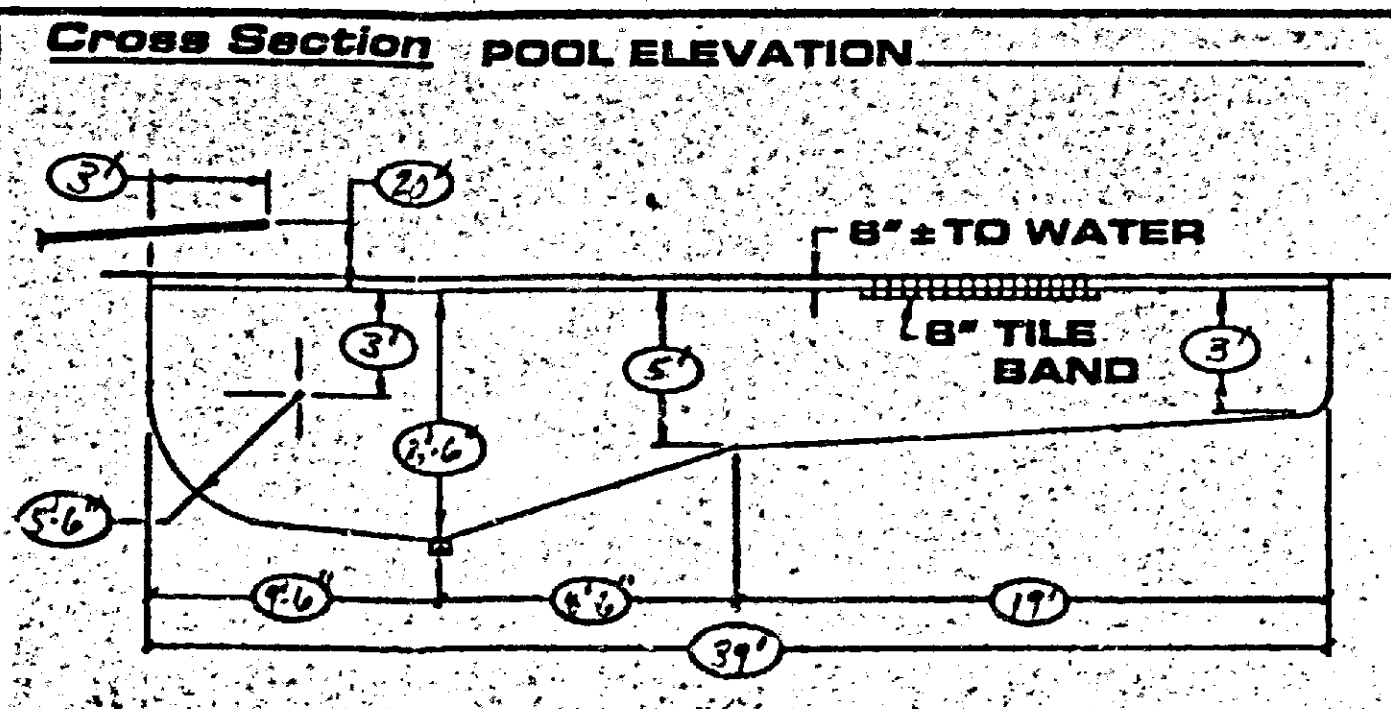
**SITE PLAN**  
SCALE 1" = 40'  
4306 LONG GREEN RD.  
BALTIMORE COUNTY, MD. 21057  
11TH ELECTION DISTRICT  
ZONED: RE-4 LOT SIZE: 5.861 AC. ±  
LIBER 7316, FOLIO 730

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY - SALESMAN \_\_\_\_\_  
CHECKED BY - DRAFTSMAN \_\_\_\_\_

**DIRECTIONS**  
RTE 9 (WEST) TO I-695 (NORTH) TO EXIT 27 (DULANY VALLEY RD) NORTH. LEFT. LONG RAVEN RESERVOIR & RENE RENT. CONT. EAST. PETER'S PLANTATION. RIGHT. LEFT TO LONG GREEN RD. TURN RIGHT & FOLLOW TO SITE ON LEFT. 4306 LONG GREEN RD.

MPM CONSTRUCTION CO. INC. BUILDERS OF  
**MARYLAND POOLS INC.**

5817 BALTIMORE NATIONAL PIKE  
BALTIMORE, MD 21228  
BALTO. 744-5757 WASH. 982-1570



**SPECIAL NOTES**

- 1) 2 FT. OF ELECTRIC IN CONTRACT.
- 2) POOL AREA TO BE FENCED BY 4" X 4" POSTS TO BE SELF CLOSING & LATCHING PER COUNTY CODES.
- 3) STEPS TO HAVE 12" TREADS 8 1/2" RISERS, TOP TREAD 18".
- 4) DO NOT TURN POOL LIGHTS ON WHEN POOL IS EMPTY.
- 5) DO NOT USE BLACK RUBBER HOSE WHEN FILLING POOL. IT WILL MARK PLASTER & COPING.
- 6) WET DOWN CONCRETE SHELL AT LEAST TWICE DAILY FOR 7 DAYS WHEN TEMP. EXCEEDS 70 DEGREES.

**GENERAL NOTES**

EXCAVATOR: \_\_\_\_\_  
LEAD CREW: \_\_\_\_\_  
GUNITE CREW: \_\_\_\_\_  
CST CREW: \_\_\_\_\_  
PLUMBING CREW: \_\_\_\_\_  
DECK CREW: \_\_\_\_\_

**EQUIPMENT LIST**

DIRT: ON SITE  
TILE: \_\_\_\_\_  
COPING: BRICK  
STEPS: INCLUDED STYLE: STD.  
FINISH: MARBLE  
FILTER: DEWITT 1 1/2 HP PUMP, TANK, SEPTIC TANK  
SAFETY EQ.: INCLUDED  
CLEANING EQ.: INCLUDED  
VACUUM EQ.: INCLUDED  
DIVING EQ.: 10' LONG (STEEL)  
LADDERS: NONE  
GRABRAILS: NONE  
LIGHTS: ONE  
WATTS: 500 VOLTS: 110  
HEATER: LAMPS (PER GAS) AND 325  
SPA: NONE  
LOVESEAT: ONE (6' LONG) INSIDE  
DECKING: TREX/UNIC (BY MAP)  
POOL COVER: WINTER (25' X 46')

SPECIAL EQ. 15' LONG AQUA BENCH  
W/ 4 SEAT, 100 CHEMICAL ALLOWANCE  
AND TURBO-CLEAN, AUTO POOL  
COVER (PK. BLUE)

**POOL DATA**

SIZE: 18' X 39' MODEL: RECTANGLE  
AREA: 700 + LOVESEAT SQ. FT.  
PERIMETER: 114  
GALLONAGE: 29,000

NAME: ALAN D. & ANNE T. GREIF  
ADDRESS: 4306 LONG GREEN RD.  
CITY: GLEN ARMA, MARYLAND 21057  
COUNTY: BALTIMORE  
TELEPHONE: (H) (301) 592-2244  
SCALE: 1/4" = 1' 0" SH. 1 OF 2  
DRAWN BY: D.V.T.  
DATE: 8-27-88 JOB NO. 123-244

Peterson's Exhibit  
1